

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

February 8, 2012

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, February 14, 2012 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of February 7, 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
8. Review and discussion of a proposed amendment to the Land Development Ordinance to correct map coordinate errors. **Recommended to City Council for Adoption.**
9. Review and discussion of proposed amendments to the Land Development Ordinance expanding the Restaurant Overlay Zone (ROZ). **Recommended to City Council for Adoption.**
10. Review and discussion of the proposed amendments to the Land Development Ordinance 345-50a - Marion Works Office/Residential District, Sub District "A". **Recommended to City Council for Adoption.**
11. Review and discussion of proposed amendments to the Beacon Redevelopment Plan. **Approved and Recommended to City Council for Adoption.**
12. Case: P11-065 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC dba AT&T
Attorney: Judith Fairweather
Review Planner: Jeffrey Wenger
Address: 596-600 Palisade Avenue
Block: 788 Lots: 8 (New Block: 2403 New Lot: 4)
Zone: R-1
Description: New cellular phone antennas
Decision: Approved.
13. Case: P12-001 Minor Subdivision with deviations
Applicant: Pine Maple Properties LLC
Attorney: Charles Harrington
Review Planner: Jeffrey Wenger
Address: 148-150 First Street
Block: 173 Lots: 128 New Block: 11502 New Lot: 5)
Zone: Powerhouse Arts District Redevelopment Plan
Description: Subdivision of one lot into two.
Deviations: Lot area, lot coverage, rear yard setback
Decision: Approved.
14. Case: P11-058 Minor Site Plan with Deviations
Applicant: George Savulich
Attorney: pro se
Review Planner: Kristin Russell
Address: 125 Van Horne St.
Block: 2036 Lots: 2 (New Block: 19901 New Lot: 28)
Zone: Morris Canal Redevelopment Plan
Description: Addition to existing 2-story building at the rear of a lot.
Deviations: rear yard, side yard, expansion of a non-conforming structure
Decision: Approved with condition.
15. Case: P08-103.1 Amended Minor Site Plan with "c" variances
Applicant: Rohan Somar
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 467 Palisade Avenue
Block: 767 Lots: 39 (New Block: 3001 New Lot: 19)
Zone: R-2, multi-family housing
Description: Originally approved April 7, 2009. Significant unapproved façade and floor plan changes, changes to total square footage, material downgrades, coverage and FAR changes.
Variances: height, first floor glazing
Decision: Approved with conditions.
16. Certified three artists as recommended by the Artist Certification Board at various meetings.
17. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P11-067 submitted by Agib Gerges (102 Van Reyepen Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviations # P12-001 submitted by Pine Maple Properties (148 First Street)
 3. Resolution of the Planning Board of the City of Jersey City recommending Adoption by the City Council the proposed amendments to the Land Development Ordinance pertaining to the Commercial Automotive district.
 4. Resolution of the Planning Board of the City of Jersey City recommending Adoption by the City Council the proposed amendments to the Zoning Map expanding the Restaurant Overlay Zone.
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD